123.0	0002	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 890,500 / 890,500
					USE VALUE: 890,500 / 890,500
					ASSESSED: 890,500 / 890,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		DEVEREAUX ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAMBROU NICHOLAS S/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	35 DEVEREAUX STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LAMBROU NICHOLAS S -
Owner 2:	-
Street 1:	35 DEVEREAUX STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .218 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1938 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9514.000	255,600		634,900	890,500
Total Card	0.218	255,600		634,900	890,500
Total Parcel	0.218	255,600		634,900	890,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.40 | /Parcel: 459.40

Legal Description

User Acct 79514

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 04/21/18

!9596!

PREVIOUS ASSESSMENT

Parcel ID: 123.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,600	0	9,514.	634,900	890,500		Year end	12/23/2021
2021	101	FV	246,400	0	9,514.	634,900	881,300		Year End Roll	12/10/2020
2020	101	FV	246,500	0	9,514.	634,900	881,400	881,400	Year End Roll	12/18/2019
2019	101	FV	206,700	0	9,514.	670,100	876,800	876,800	Year End Roll	1/3/2019
2018	101	FV	206,700	0	9,514.	493,800	700,500	700,500	Year End Roll	12/20/2017
2017	101	FV	206,700	0	9,514.	472,600	679,300	679,300	Year End Roll	1/3/2017
2016	101	FV	206,700	0	9,514.	437,400	644,100	644,100	Year End	1/4/2016
2015	101	FV	205,700	0	9,514.	366,800	572,500	572,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:19:06

LAST REV

Date	Time
05/09/18	08:54:22
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9596

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAMBROU NICHOLA	64727-307		12/29/2014	Convenience	1	No	No		
	10333-583		8/12/1963			No	No		Frances Lambrou dod 04/17/2012

USER DEFINED

Prior Id # 1:	79514
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2010	995	Re-Roof	9,300					
6/27/1994	304	Manual	1,800					REPAIR CONCRETE PO

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	KB	Kevin B
11/14/2008	Meas/Inspect	336	PATRIOT
10/25/2000	Hearing Chag	189	PATRIOT
12/1/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	264	PATRIOT
7/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9514		Sq. Ft.	Site		0	90.	0.74	10									634,883						634,900	

Total AC/HA:	0.21841	Total SF/SM:	9514	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	634,883	Spl Credit		Total:	634,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98490000
Adj $ / SQ:	132.962
Other Features:	83180
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314052
Depreciation:	58414
Depreciated Total:	255639

COMMENTS

SCUTTLE HOLE , BMT FLOODS W/HEAVY RAIN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

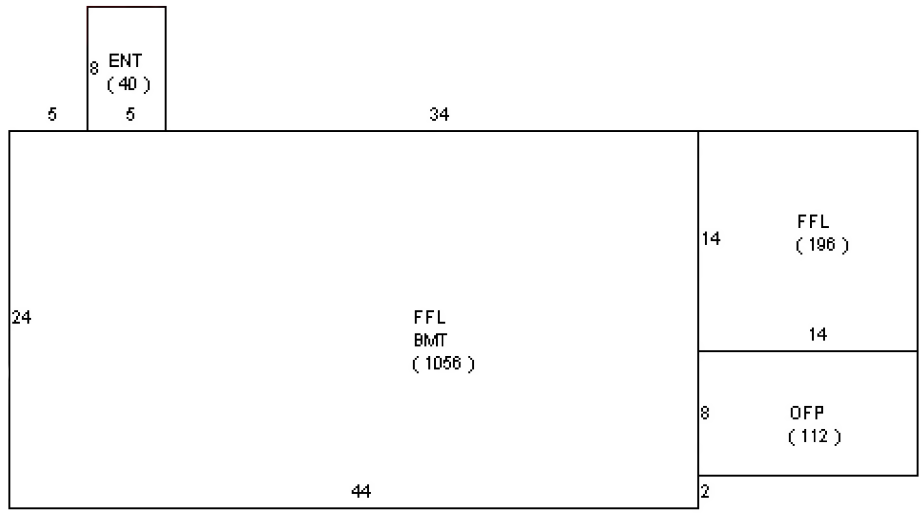
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	132.96
Special Features:	0	Val/Su Net:	103.90
Final Total:	255600	Val/Su SzAd	204.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,252	132.960	166,468
BMT	Basement	1,056	56.740	59,919
OFP	Open Porch	112	30.760	3,445
ENT	ENTRY	40	26.000	1,040

Net Sketched Area:	2,460			Total:	230,872
Size Ad	1252	Gross Area	2460	FinArea	1938

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

123.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: